



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT

Planning Board Meeting of February 21, 2013

Case No./Petitioner:

SDP-93-131/Redding Rental (Dan Redding)

Subject:

SDP-93-131, Redding Rental, Sieling Industrial Center, Section 1, Area 1, Parcel AA-1, 6695 Dobbin Road, Tax Map 36, Grid 23, Parcel 424, Sixth Election District of Howard County, Maryland. A retail, service, industrial and restaurant center located in Columbia MD.

Request:

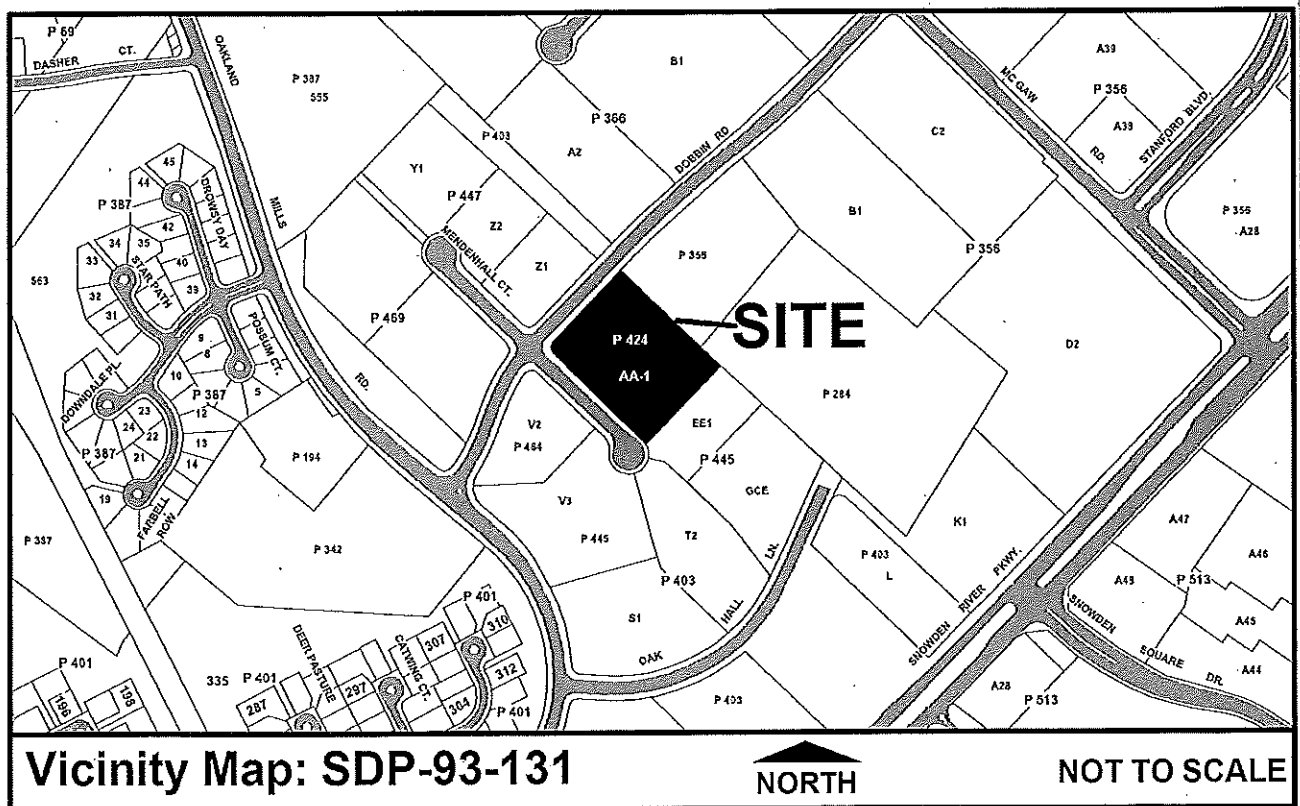
The request is for approval of a Red-Line Revision for SDP-93-131 for an adjustment to the 25-foot parking setback requirement to allow the addition of twenty (20) new parking spaces to encroach 18 feet into the 25-foot parking setback in accordance with Section 125.G.4 of the Howard County Zoning Regulations. The subject property is zoned "NT" (New Town) "Employment Center-Industrial", is part of the Sieling Industrial Center, Section 1, Area 1 and is subject to FDP-117-A-II.

Location:

The subject parcel is located on the corner of Dobbin Road (north side) and Herrmann Drive (east side), approximately 620 feet north of Oakland Mills Road in Columbia, Maryland.

DPZ Recommendation:

Approval, subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies regarding this setback adjustment.



- Vicinal Properties
- To the west is Dobbin Road
 - To the east is Parcel (Lot) EE of the Sieling Industrial Center, zoned NT
 - To the south is Herrmann Drive
 - To the north is Lot E and Parcel 284, zoned NT

SITE DESCRIPTION:

The subject parcel is 3.65 acres in area and is improved with a one-story 25,689 square foot commercial/industrial building that occupies 16% of the parcel. This building provides commercial and industrial space for an equipment rental service, a dine-in restaurant, a furniture store, and a retail battery outlet. The subject parcel and surrounding parcels are zoned New Town – Employment Center-Industrial Land Use, per FDP-117-A-II and are improved with a blend of commercial uses, such as office, limited retail, restaurant and industrial uses. The area consists of low-rise office, retail and industrial-type buildings, fronting primarily along Dobbin Road and secondary streets where street trees align these roads providing a high quality streetscape. The subject property derives its vehicular access from Dobbin Road as well as from Herrmann Drive.

LEGAL NOTICE:

The subject property was properly posted with one (1) official Planning Board poster with the date, time and place of the Planning Board meeting for 15 days prior to this meeting. The poster was placed at the entrance to the site adjacent to Dobbin Road.

PROPOSAL:

The petitioner proposes an expansion to construct 20 additional parking spaces on the property. The proposed 20 parking spaces will be located in an existing grassed area that abuts the Dobbin Road right-of-way. The added parking (as shown on the attached "red-line" SDP) will increase the existing overall parking for the property from 81 spaces to 101 spaces. This increase will provide additional parking opportunities for patrons who do business at this location.

The proposed parking expansion addition will extend 18 feet into the 25-foot parking setback (towards Dobbin Road) and the "face of the curb" will be 7 feet from the Dobbin Road right-of-way line. A proposed retaining wall (2.5 feet maximum height) will be utilized to help stabilize the grade to accommodate the southern end of the proposed parking area.

The petitioner's request requires that the Planning Board approve a setback reduction to the 25 foot parking setback adjoining a public road right-of-way line specified by the FDP to 7 feet minimum. The Planning Board has the authority to grant the requested setback reduction in accordance with Section 125.G.4 of the Zoning Regulations.

FDP Development Criteria Requirements – This SDP Red-Line Revision is in compliance with all applicable requirements of FDP-117-A-II, except for the parking setback adjustment as follows:

- **Setback Requirements (Criteria Item 6):**

Required - A 25 foot structure setback is required from any public street right-of-way and a 25 foot setback is required for parking areas from the public street right-of-way as approved on the site development plan by the Planning Board.

Provided - The proposed 20 parking spaces require approval by the Planning Board for a setback adjustment from 25 feet to 7 feet.

- **Permitted Land Uses (Criteria Item 7):**

The existing building uses are in compliance.

- **Height Requirement (Criteria Item 8):**

The existing building is in compliance with the 50-foot maximum height requirement.

- **Parking Requirement (Criteria Item 9):**

5 parking spaces for each 1,000 square feet of commercial uses, including restaurants; 2 parking spaces per 1,000 square feet of office uses and 1 parking space for each 2 employees is required for all sites devoted to industrial uses. The total required parking spaces is 82 spaces. The total provided parking spaces per this Red-Line Revision is 101 spaces.

- **Lot Coverage (Criteria Item 12):**

The existing lot coverage is 16% and is in compliance with the 50% maximum lot coverage requirement.

EVALUATION:

In accordance with Section 125.G.4.d of the Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed setback based on the following criteria:

1. **The adjustment will not alter the character of the neighborhood, will not impair the use or development of the adjacent property, and will not be detrimental to the public welfare.**

The subject lot is located within a commercial corridor where all of the immediate surrounding land uses consist of office, service, retail, restaurant and industrial uses. The petitioner proposes to landscape the perimeter edge, between the proposed twenty (20) parking spaces and the Dobbin Road right-of-way and such landscaping will provide

a visual buffer and enhance the Dobbin Road streetscape. The petitioner is proposing 60 evergreen shrubs (Yew variety) and 9 shade trees (Red Sunset Maple) that will serve as a visual buffer, thus mitigating the visual impact that the additional parking may have from Dobbin Road.

The following factors lend support to the petitioner's contention that the proposed parking addition will be compatible with its surroundings:

- Its location at the corner of Dobbin Road and Herrmann Drive will have minimal visual impact to adjacent property owners because the additional parking spaces will be buffered by a Type-E landscape buffer (1 shade tree per 40 feet; 1 shrub per 4 feet);
- There are other area businesses that have existing parking located in the front of their building and, therefore, this parking plan will not be out of character for the surrounding area;
- The curbed edge of the proposed parking addition will be 27 feet from the Dobbin Road paved roadway edge and will not be within the County's right-of-way;
- The proposed parking addition was approved by the Sieling Industrial Park Architectural Committee, and the approval letter dated September 10, 2012 is a part of the file for the record.

This parking addition will not alter the commercial/industrial character of this planned "Employment Center" and will not impair the use of the adjacent and surrounding developed properties. The parking addition is not detrimental to the public welfare, since the intended use is to provide additional parking for restaurant patrons that is located at this property. Furthermore, the petitioner must comply with the Sieling Industrial Park "conditions of approval", as outlined in their letter dated September 10, 2012 - an additional protective measure for ensuring that the proposed parking satisfies their concerns.

2. The adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the FDP and/or results in better design than would be allowed by strict compliance with the development criteria.

The proposed adjustment to the bulk requirement for the allowable setback encroachment for the parking addition will permit the petitioner to clear, grade and construct 20 additional parking spaces to address their parking needs due primarily to a popular restaurant that is experiencing a demand for additional parking. The proposed parking addition will be located where the entrance to and from the property currently exists and, therefore, this proposed parking addition shall sustain continuity with the surrounding parking lot. Secondly, strict adherence to the 25-foot parking setback requirements would create a hardship to the petitioner's ability to provide additional

parking at a location that's most logical for this site (fronting the entrance to the restaurant and other tenants who occupy this building; the rental business is located near the rear of the property and has parking for its services). The petitioner will be adhering to land grading regulations and landscaping requirements for the parking expansion.

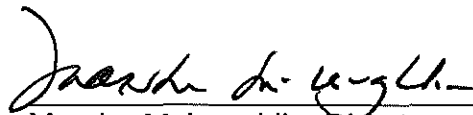
SRC ACTION:

The Subdivision Review Committee (SRC) determined this plan may be approved.

RECOMMENDATION:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the requested setback adjustment to allow a reduction to the 25 foot parking setback to 7 feet as requested by the petitioner.

The Red-Line Site Development Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.

 2/24/13

Marsha McLaughlin, Director Date
Department of Planning and Zoning

6695

FRISCO Tap & Brew House

COLUMBIA OAK FURNITURE

BatteriesPlus

P11

PUBLIC MEETING

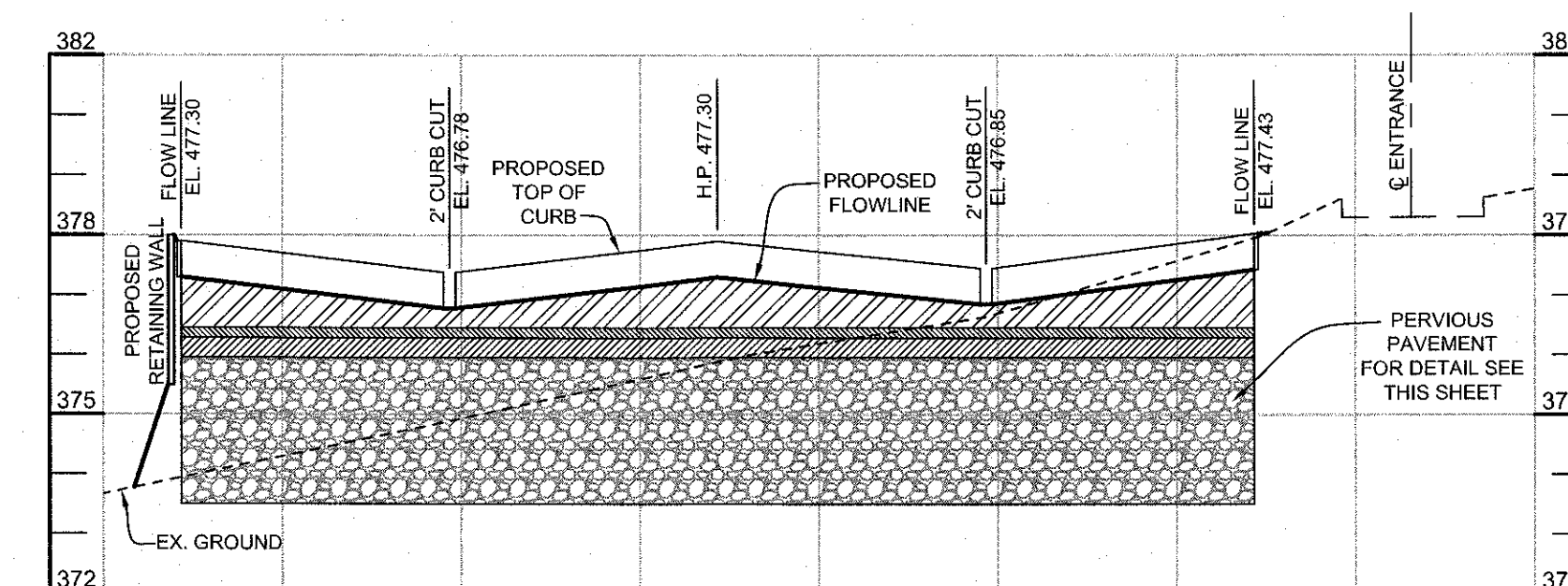
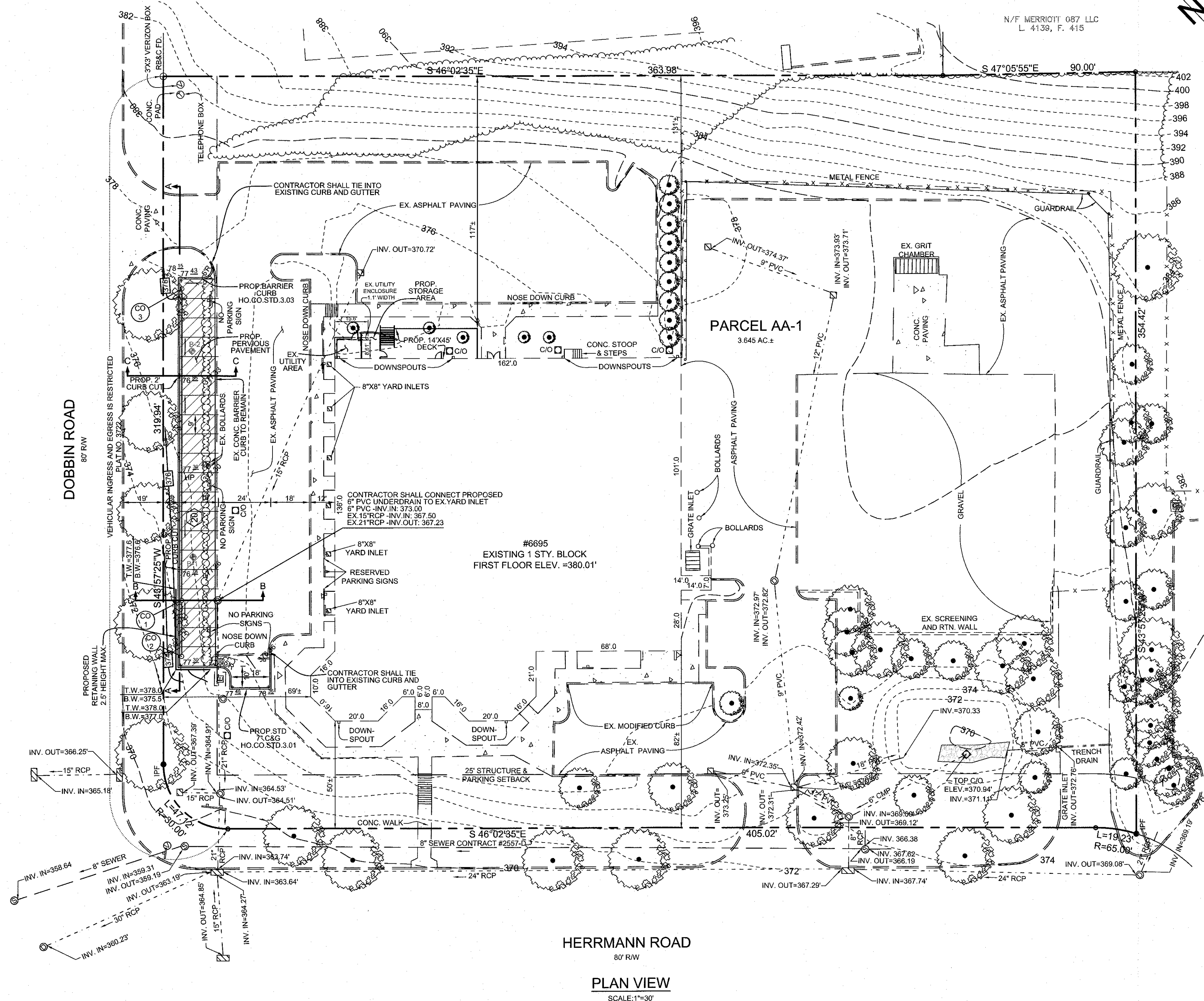
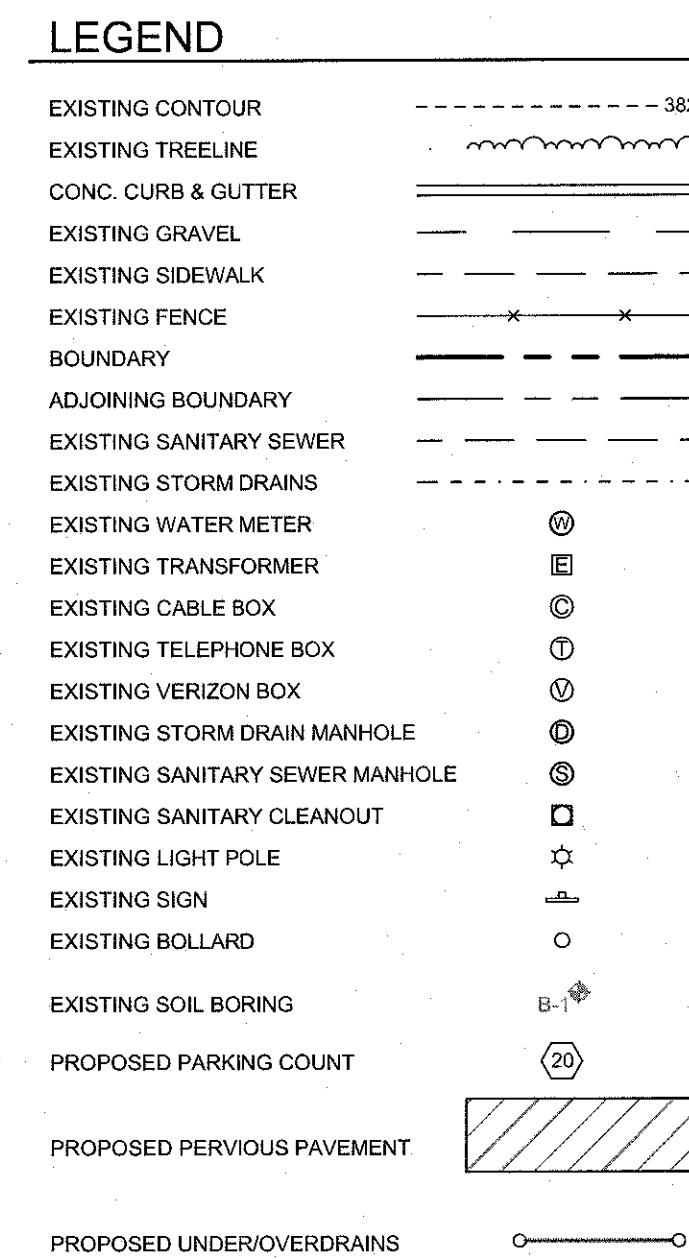
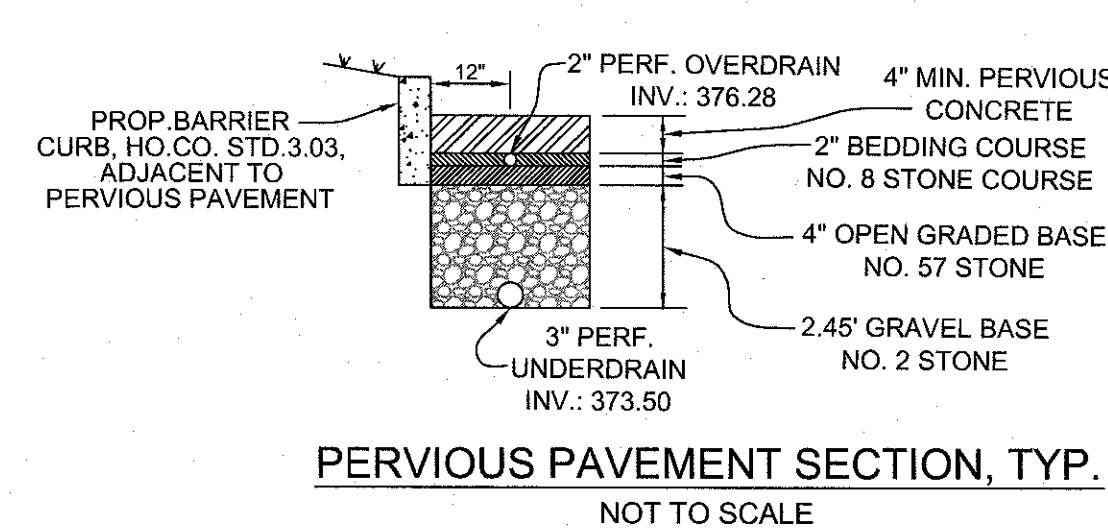
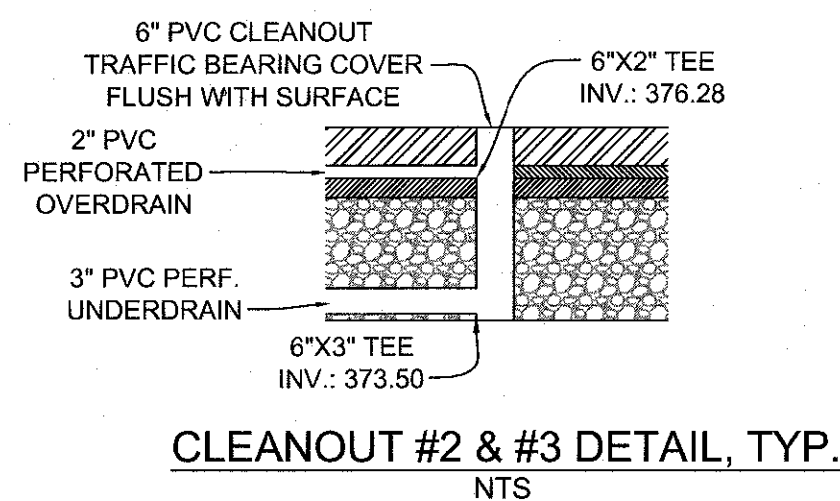
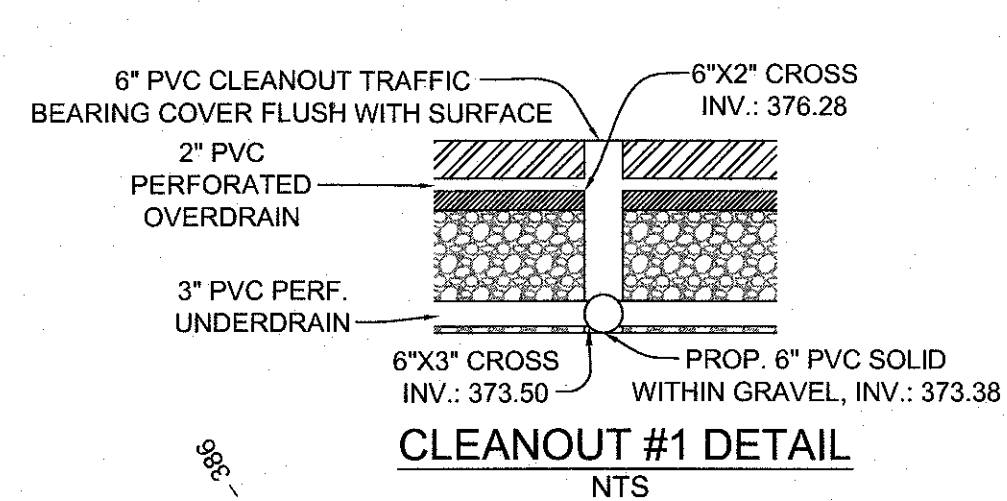
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| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Hearing Examiner |
| <input type="checkbox"/> Planning & Zoning | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> Zoning Board | |

Case #: ~~50223~~ WEDDING RENTAL PROP.
Date/Time: FEBRUARY 21, 2013 AT 7:00 PM

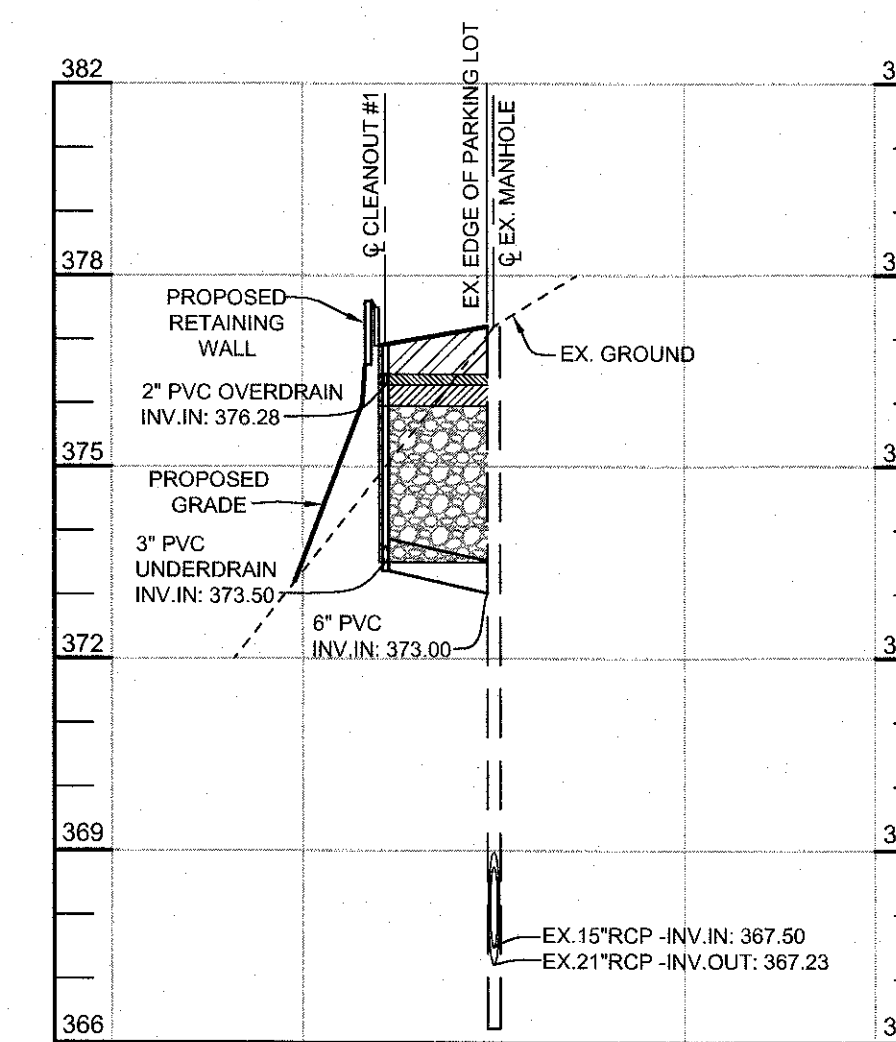
Proposal: ADDITION TO THE 25 FOOT
PARKING STRACK FROM DOBBIN ROAD

3430 Courthouse Drive, Ellicott City, MD
Information (Need ID or Case #):
410-313-2350

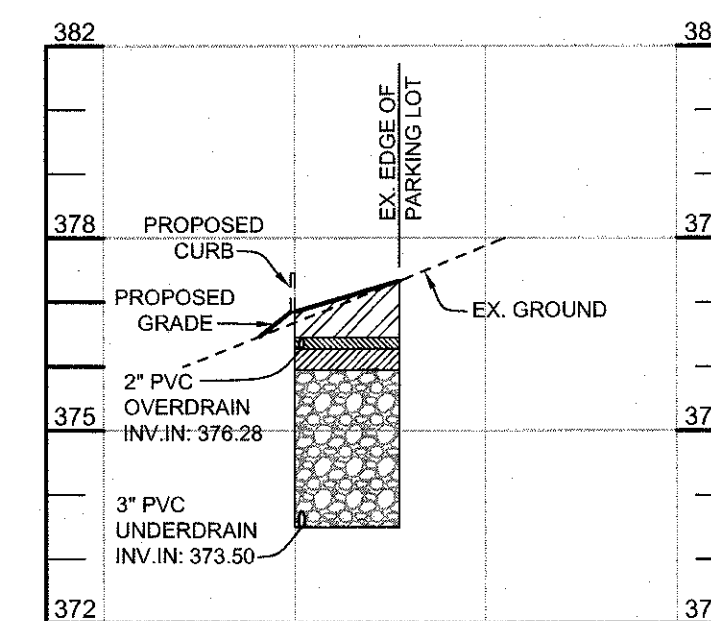
www.howardcountymd.gov/dpz



SECTION 'A' - 'A' ALONG FLOW LINE
SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



SECTION 'B' - 'B' THRU CLEANOUT #1
SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



SECTION 'C' - 'C' THRU CURB CUT
SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

OWNER/DEVELOPER

DOBBIN LLC
PO BOX 355
COLUMBIA MD 21045-0355

B.4.B SPECIFICATIONS FOR PERMEABLE PAVEMENTS

- PERVIOUS CONCRETE SPECIFICATIONS
- DESIGN THICKNESS - PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED. APPLICATIONS MAY BE DESIGNED USING EITHER STANDARD PAVEMENT PROCEDURES (E.G., AASHTO, ACI 325.9R, ACI 330R) OR USING STRUCTURAL VALUES DERIVED FROM FLEXIBLE PAVEMENT DESIGN PROCEDURES.
 - MIX & INSTALLATION - TRADITIONAL PORTLAND CEMENTS (ASTM C 150, C 1157) MAY BE USED IN PERVIOUS CONCRETE APPLICATIONS. PHOSPHORUS ADMIXTURES MAY ALSO BE USED. MATERIALS SHOULD BE TESTED (E.G., TRIAL BATCHING) PRIOR TO CONSTRUCTION SO THAT CRITICAL PROPERTIES (E.G., SETTLING TIME, RATE OF STRENGTH DEVELOPMENT, POROSITY, PERMEABILITY) CAN BE DETERMINED.
 - AGGREGATE - PERVIOUS CONCRETE CONTAINS A LIMITED FINE AGGREGATE CONTENT. COMMONLY USED GRADATIONS INCLUDE ASTM C 33 NO. 57 (4 IN. TO NO. 4), NO. 8 (4 IN. TO NO. 16) AND NO. 89 (4 IN. TO NO. 50) SIEVES. SINGLE-SIZED AGGREGATE (UP TO 1 INCH) MAY ALSO BE USED.
 - WATER CONTENT - WATER-TO-CEMENT RATIOS BETWEEN 0.27 AND 0.30 ARE USED ROUTINELY WITH PROPER INCLUSION OF CHEMICAL ADMIXTURES. WATER QUALITY SHOULD MEET ACI 308. AS A GENERAL RULE, POTABLE WATER SHOULD BE USED ALTHOUGH RECYCLED CONCRETE PRODUCTION WATER MEETING ASTM C 94 OR AASHTO M 157 MAY ALSO BE USED.
 - ADMIXTURES - CHEMICAL ADMIXTURES (E.G., RETARDERS OR HYDRATION-STABILIZERS) ARE USED TO OBTAIN SPECIAL PROPERTIES IN PERVIOUS CONCRETE. USE OF ADMIXTURES SHOULD MEET ASTM C 494 (CHEMICAL ADMIXTURES) AND ASTM C 260 (AIR ENTRAINING ADMIXTURES) AND CLOSELY FOLLOW MANUFACTURER'S RECOMMENDATIONS.
 - BASE COURSE - THE BASE COURSE SHALL BE AASHTO NO. 3 OR 4 COURSE AGGREGATE WITH AN ASSUMED OPEN PORE SPACE OF 30% (N = 0.30).

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)(1)

- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
- THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

THE PURPOSE OF THIS SHEET IS TO SHOW AS-BUILT CONDITIONS AND CONSTRUCTION SPECIFICATIONS AND DETAILS OF THE PERVIOUS PAVEMENT

NO.	DESCRIPTION	DATE

AS-BUILT CONDITIONS AND PERVIOUS PAVEMENT CONSTRUCTION SPECIFICATIONS & DETAILS

REDDING RENTAL

8900 HERRMANN DR., COLUMBIA, MD

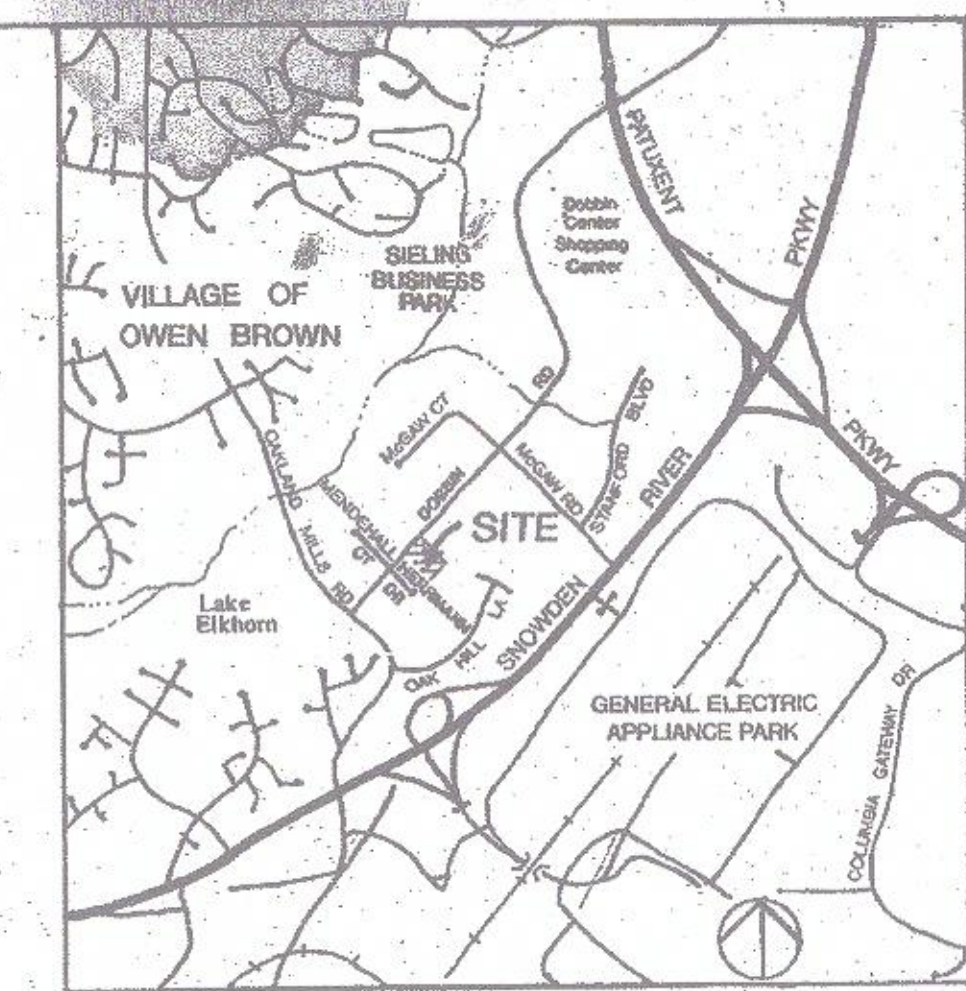
TAX MAP 36 GRID 23
16TH ELECTION DISTRICT

PARCEL 424
HOWARD COUNTY, MARYLAND

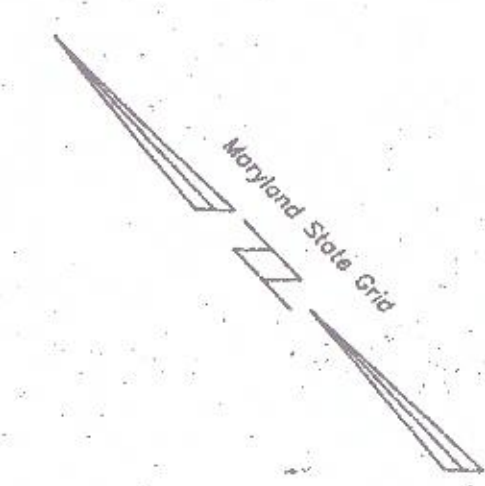
Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saand.com

DESIGNED BY: JH, BK
DRAWN BY: JH, BK
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JANUARY 14, 2013
PROJECT #: 11-056
SHEET #: 1A of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2013

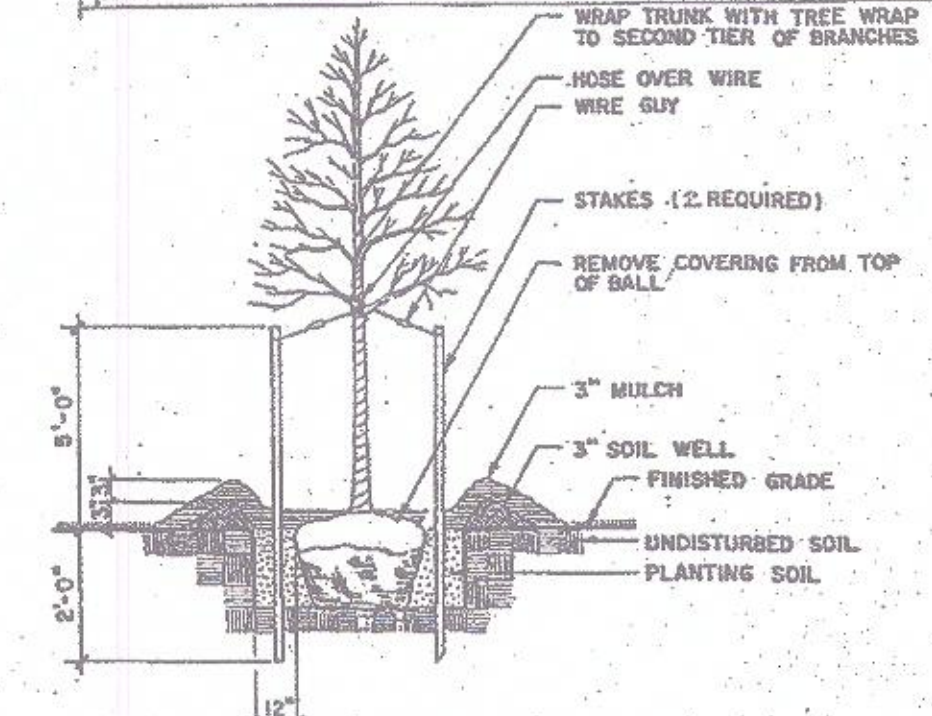


VICINITY MAP SCALE: 1"=2000'

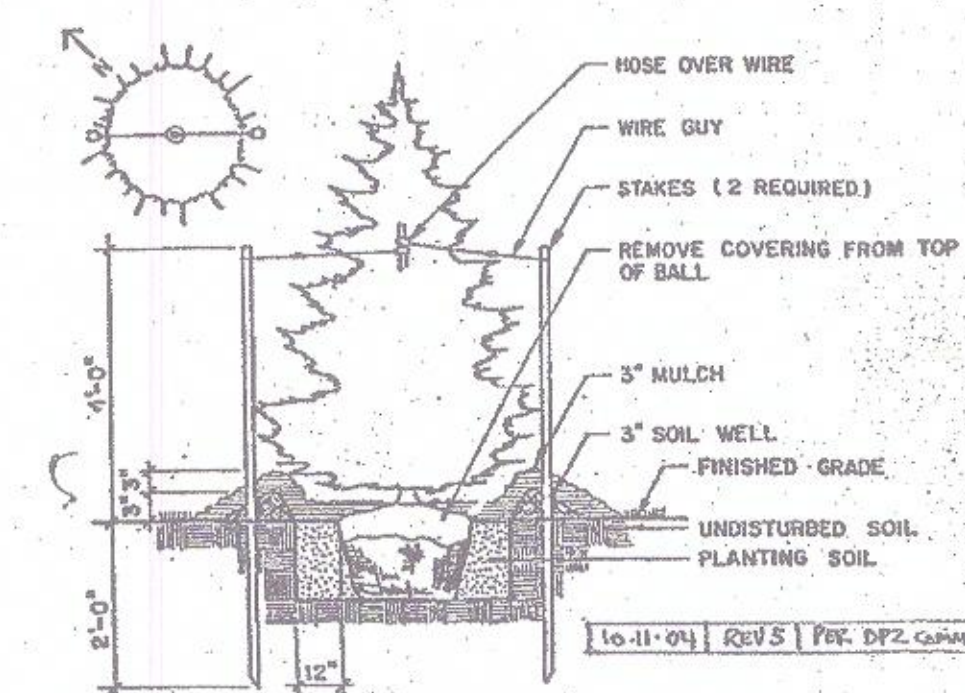


PLANT LIST

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION
AR	11	ACER RUBRUM / RED SUNSET / RED SUNSET MAPLE	2 1/2" - 3" CAL.	B & B
LS	10	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	2" - 3 1/2" CAL.	B & B
PO	5	PYRUS CALLERYANA / BRADFORD / BRADFORD PEAR	2" - 2 1/2" CAL.	B & B
PS	13	PINUS STROBUS / WHITE PINE	8" - 10'	B & B
TXM	56	TAXUS MEDIA / YEW	24" - 36"	CONTAINER



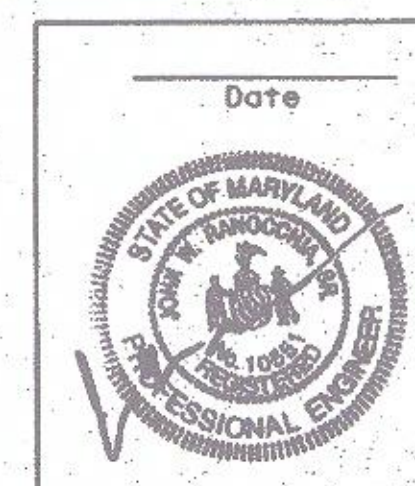
DECIDUOUS TREE DETAIL N.T.S.



EVERGREEN TREE DETAIL N.T.S.

- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED
- LANDSCAPE ISLAND

Owner: Sweetwater Land and Cattle Co. 1917 Arroya Rd. Dalhart, Texas 79022



Professional Engr. No. 10551

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 10-14-93

1/14/93	6	REVISE TREE AND SHRUB LOCATIONS AND REVISE QUANTITIES
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT		
County Health Officer	11-16-93	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING		
Director	11/16/93	DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH		
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		
Director	11/16/93	DATE
CHIEF BUREAU OF ENGINEERING		
11-16-93	4	THE V.L.S. COMMENTS
11-22-93	1	HRD COMMENTS
11-22-93	1	PER SDP COMMENTS
Date	No.	Revision Description
11-11-93	REV 5	REV. D.P. COMMENTS
11-11-93	REV 6	ADD PARKING GRASSES

DEVELOPER

Dan Redding, Redding Rental 10715 Little Patuxent Parkway Columbia, MD 21044 (410) 730-5111

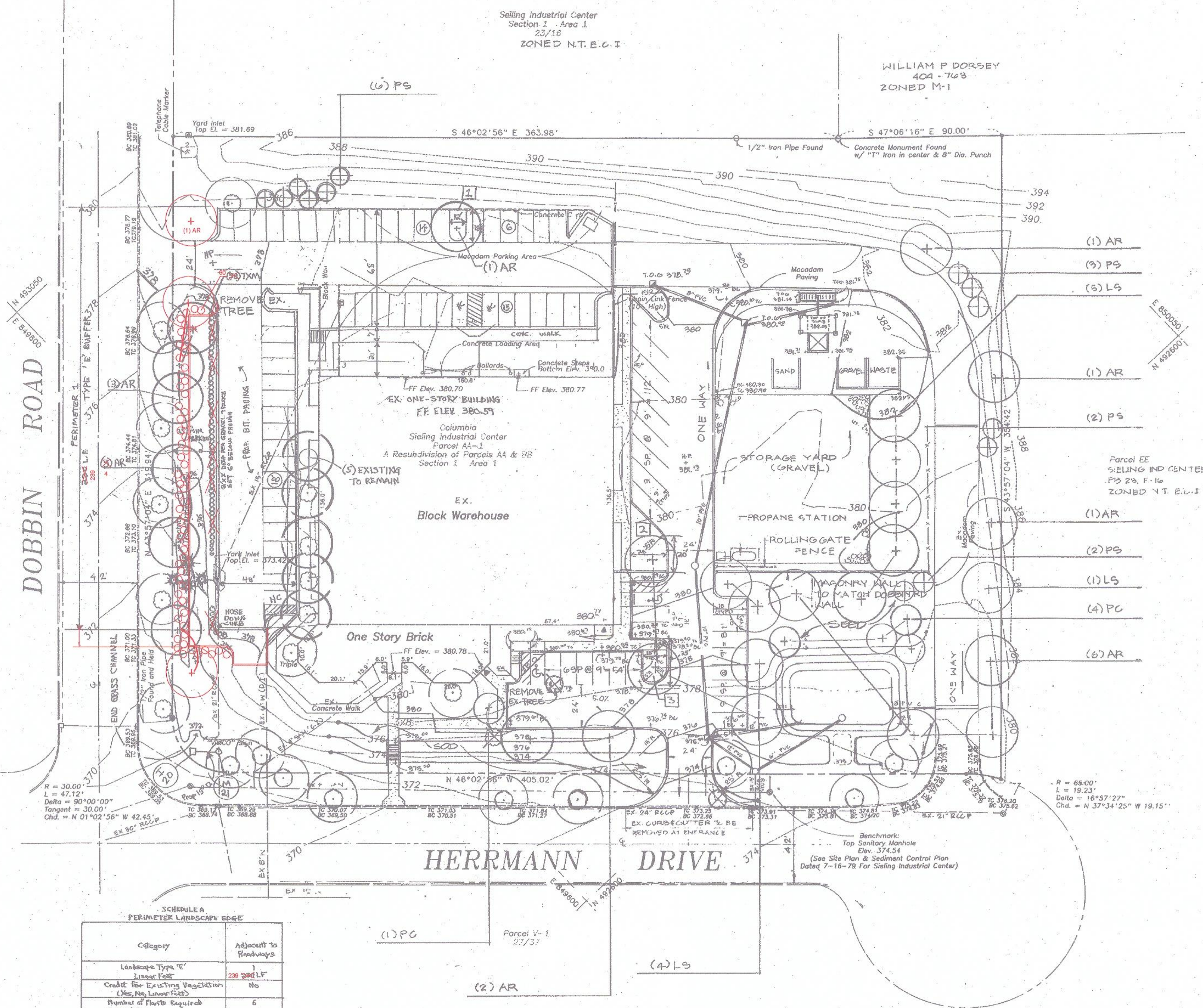
DMW
Daft • McCune • Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
MD 236 3333
Fax: 236 4705

LANDSCAPE PLAN

REDDING RENTAL
8800 Hermann Dr., Howard Co. Columbia, MD

Des By	THR/HGP	Scale	1"=30'-0"	Proj. No.	93027
Drn By	HGP	Date	6/25/93		
Chk By	WHP	Approved	THR		8 OF 8

SDP-93-131



SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways
Landscape Type "E"	1
Linear Foot	230 280 L.F.
Credit for Existing Vegetation (Yes/No, Linear Foot)	No
Number of Plants Required	6
Shade Trees	1
Evergreen Trees	1
Shrubs	56 60
Number of Plants Provided	6
Shade Trees	1
Evergreen Trees	1
Other Trees (all substitution)	1
Shrubs (all substitution)	56 60

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	101
Number of Trees Required	5
Number of Trees Provided	5
Shade Trees	5
Other Trees (all substitution)	5

NOTES:

- Financial surety for the required landscaping has been posted as part of the Department of Public Works Developer's Agreement in the amount of \$ 3,400.
- This plan has been prepared in accordance with the New Town Alternative Compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual.